



ADDENDUM L
SATELLITE DISH AND/OR ANTENNA FORM



Residents have the right, under Federal Communications Commission regulation, to install a satellite dish or receiving antenna on the leased premises. The owner is allowed to place reasonable restrictions on such dish or antenna and the residents are required to comply with these restrictions. The Owner and Resident therefore agree to the following:

The Resident may install _____ satellite dish (es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR Sec. 1.4000 are prohibited.

The satellite dish or antenna must be located: (1) inside your dwelling unit or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any common area such as a parking lot, roof, exterior wall, window, windowsill, fence, or in any area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.

Your installation (1) must comply with all applicable ordinances and laws and all reasonable safety standards, (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties, (3) may not be connected to the owner's telecommunication systems, and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete, (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing), or (3) any other method approved in writing. No other methods are allowed. You may require reasonable screening of the satellite dish or antenna from plants, etc. so long as it does not block or receive signals.

The Resident may not damage the leased premises or may not drill any hole through outside walls, door jams, windows, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.) the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door or jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window, (2) running additional flat cable through a pre-existing hole in the wall that will not need to be enlarged to accommodate the cable, (3) connecting cables through a window pane by a device glued to either side of the window without drilling holes through the window (e.g. in the manner of connection an external car antenna for a cellular phone to inside wiring), (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling, or (5) any other method approved in writing by the owner.

In order to assure safety, the strength and type of materials used for installation must be approved by the owner. Installation must be done by a qualified person or company approved by the owner. (Such approval will not be unreasonably withheld.) An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.

The Resident will have the sole responsibility for maintaining your satellite dish, antenna, and all related equipment.

The Resident must remove the satellite dish or antenna and all related equipment when the Resident vacates the dwelling. The Resident must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of the satellite dish, antenna, or related equipment.

The Resident must take full responsibility for the satellite dish, antenna and related equipment, and must provide the owner with evidence of liability insurance to protect the owner/management against claims of personal injury and/or property damage related to the satellite dish, antenna, and related equipment. The insurance coverage must be at least \$ _____, which is an amount reasonably determined by us to accomplish that purpose. The Resident will hold the owner and management harmless and indemnify them against any of the above claims by others.

The Resident may start installation of the satellite dish, antenna, or related equipment only after he/she has (1) signed this addendum, (2) provided us with written evidence of the liability insurance referred to above, and (3) received our written approval of the installation materials and the person or company that will do the installation.

If additional satellite dishes or antennas are desired, an additional lease addendum must be executed.

Owner or Manager

Resident

Address of Leased Property

Resident

Date: _____